



City of Hutto

Agenda

Planning and Zoning Commission
Tuesday, March 7, 2023 at 7:00 PM
Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes of the regular scheduled Planning and Zoning meeting held on January 3, 2023.
- 4.2. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on February 7, 2023.
- 4.3. Consideration and possible action on the proposed Hutto Crossing Phase 4, Section 17 Final Plat, 0.571 acres, more or less, of land, located northwest of Carl Stern Drive and Chris Kelley Blvd.
- 4.4. Consideration and possible action on Bell Yard Schmidt's Creek Final Plat, 22.736 acres, more or less, of land, one single-family, for-rent residential lot, located off of Ed Schmidt Blvd. and future Live Oak extension.

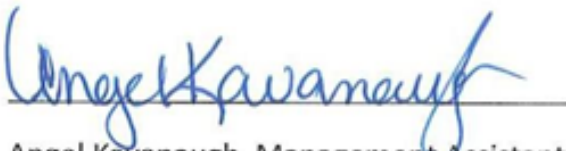
5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the March 7, 2023 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on March 3, 2023 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttotx.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT

4.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes of the regular scheduled Planning and Zoning meeting held on January 3, 2023.
Meeting: Tuesday, March 7, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. P&Z meeting minutes 1.3.2023



City of Hutto

Minutes

Planning and Zoning Commission Tuesday, January 3, 2023 at 7:00 PM City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning Commission meeting was called to order at 7:00 PM.

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, David Meyer, Jerica Lawyer, Jim Morris, Susanna Boyer, and Kurt Schwerdtfeger Vice Chair, Bryan Lee arrived at 7:01 PM.

Members of the City of Hutto Staff in attendance were: Ashley Bailey, Director of Development Services and John Byrum, Planning Manager.

3. PUBLIC COMMENT

There was no public comment

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on December 6, 2022.

A motion was made by Commissioner Jim Morris to accept the meeting minutes as written, seconded by Vice Chair Bryan Lee. Commissioner Susanne Boyer Recused herself as she was not in attendance for that meeting. Motion passed 5 Ayes to 0 Nays.

- 4.2. Consideration and possible action on the proposed Wilco Ranch Phase 2 Section 2 Lot 10 Block D Replat, 0.244 acres, more or less, of land, 1 residential lot, located on County Road 119 and Limmer Loop.

Chair Rick Hudson made a motion for denial of agenda item 4.2 Seconded by Commissioner Susanna Boyer. Motion to deny passed 7 Ayes to 0 Nays

5. AGENDA ITEMS

- 5.1. Hold a public hearing and consider a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as 411, 421, 431 and 441 Ed Schmidt Boulevard Planned Unit Development (PUD), 4.30 acres, more or less, of land, Lots 2, 3, 4 and 5 of the Emory Farms Commercial Subdivision, located on Ed Schmidt Boulevard.

Staff presented a public hearing and considered a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as 411, 421, 431 and 441 Ed Schmidt Boulevard Planned Unit Development (PUD), 4.30 acres, more or less, of land, Lots 2, 3, 4 and 5 of the Emory Farms Commercial Subdivision, located on Ed Schmidt Boulevard. The public hearing

opened at 7:07 PM. Jack Zanger spoke and discussion between applicants , and Commissioners. The public hearing closed at 7:12 pm. Chair Rick Hudson recommended approval of the site plan substantially conforms and Westside fencing be 8 foot and double sided (pool), seconded by Commissioner Susanna Boyer. Motion passed 7 Ayes to 0 Nays.

- 5.2. Hold a public hearing and consideration of a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as NorthTown Commons Planned Unit Development (PUD), 28.449 acres, more or less, of land located along Limmer Loop east of FM1660 North.
Public Hearing opened at 7:24 PM closed 7:24PM.

The applicant was not in attendance. Commissioners and staff discussed it and this item was tabled.

A motion was made by Commissioner Jerica Lawyer to table this item, seconded by Commissioner Kurt Schwerdtfeger. Motion passed 7 Ayes to 0 Nays.

- 5.3. Hold a public hearing and consideration of a recommendation to City Council for the Hutto Soar 2040 Comprehensive Plan

The Public Hearing opened at 8:17 Pm and closed at 8:17 PM.

A motion was made by Chair Rick Hudson and seconded by Commissioner Susanna Boyer, Motion passed 7 Ayes to 0 Nays.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

The meeting was adjourned at 8:45 PM.

8. CERTIFICATION

I certify that this notice of the January 3, 2022 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on December 29, 2022 at 5:00 P.M.

Planning and Zoning Chair

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on February 7, 2023.
Meeting: Tuesday, March 7, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Commission Meeting Minutes 2.7.2023



City of Hutto

Minutes

Planning and Zoning Commission Tuesday, February 7, 2023 at 7:00 PM City Council Chambers

1. CALL SESSION TO ORDER

The meeting was called to order at 7:00 PM.

2. ROLL CALL

Members of the Planning and Zoning Commission in attendance were: Rick Hudson, Susanna Boyer, David Meyer, Jerica Lawyer, Bryan Lee, Jim Morris. Members that were not in attendance: Kurt Schwerdtfeger

Members of the City of Hutto Staff in attendance were: Ashley Bailey, Director of Development Services, John Byrum, Planning Manager, and Angel Kavanaugh, Management Assistant.

3. PUBLIC COMMENT

There were no public comments

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on January 3, 2023.

Corrections needed, tabled until March meeting

- 4.2. Consideration and possible action on the proposed SJS Preliminary Plat, 11.139 acres, more or less, of land, one (1) commercial lot, located on Limmer Loop.

Staff presented applicants request, discussion between Staff and Commissioners, Vice Chair Bryan Lee made a motion to approve the proposed SJS Preliminary Plat, 11.139 acres, more or less, of land, one (1) commercial lot, located on Limmer Loop as written, seconded by Commissioner Jerica Lawyer. Motion Passed 6 Ayes to 0 Nays.

- 4.3. Consideration and possible action on Covered Bridge Lots 1 and 2, Block A and Lots 1 and 2, Block H, Phase 1, Amended Plat, 0.724 acre, more or less, of land, residential lots, located at County Road 138.

A motion was made by Commissioner David Meyer to approve Covered Bridge Lots 1 and 2, Block A and Lots 1 and 2, Block H, Phase 1, Amended Plat, 0.724 acre, more or less, of land, residential lots, located at County Road 138. with few corrections, seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays.

- 4.4. Consideration and possible action on the proposed Hutto Crossing Phase 4, Section 16, Final Plat, 2.444 acres, more or less, of land, open space, located at Carl Stern Drive.

A motion was made by Chair Rick Hudson to approve the proposed Hutto Crossing Phase 4, Section 16, Final Plat, 2.444 acres, more or less, of land, open space, located at Carl Stern Drive, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Ayes

- 4.5. Consideration and possible action on the proposed NorthTown Commons, Lot 5, Block A, Final Plat, 1.291 acre, more or less, of land, one commercial lot, located on Limmer Loop.

A motion was made by Commissioner David Meyer to approve the proposed NorthTown Commons, Lot 5, Block A, Final Plat, 1.291 acre, more or less, of land, one commercial lot, located on Limmer Loop with corrections on signature, title and date, seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 4.6. Consideration and possible action on the proposed Klattenhoff Addition Final Plat, 3.039 acres, more or less, of land, located on Klattenhoff Lane.

A motion was made by Vice Chair Bryan Lee to approve the proposed Klattenhoff Addition Final Plat, 3.039 acres, more or less, of land, located on Klattenhoff Lane seconded by Commissioner Jerica Lawyer. Motion passed 6 Ayes to 0 Nays.

5. AGENDA ITEMS

- 5.1. Hold a public hearing and consideration of possible action on the proposed Village at Hutto Station Preliminary Plat, 30.481 acres, more or less, of land, one multifamily lot, located on County Road 138.

The public hearing opened at 7:18 PM. Closed at 7:18 PM.

Commissioner David Meyer made a motion to approve the proposed Village at Hutto Station Preliminary Plat, 30.481 acres, more or less, of land, one multifamily lot, located on County Road 138, with correction of some typos. Seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- 5.2. Hold a public hearing and possible action on the proposed Wilco Ranch Phase 2 Section 2 Lot 10 Block D Replat, 0.244 acres, more or less, of land, residential lot, located on County Road 119 and Limmer Loop.

The public hearing opened at 7:29 PM and closed at 7:29 PM.

Commissioner Susanna Boyer made a motion to approve the proposed Wilco Ranch Phase 2 Section 2 Lot 10 Block D Replat, 0.244 acres, more or less, of land, residential lot, located on County Road 119 and Limmer Loop. Seconded by Commissioner Jim Morris. Motion passed 6 Ayes to 0 Nays.

- 5.3. Hold a public hearing and consideration of a recommendation to City Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as NorthTown Commons Planned Unit Development (PUD), 28.449 acres, more or less, of land located along Limmer Loop east of FM1660 North.

No public hearing needed.

A motion was made by Commissioner Jim Morris to approve a recommendation to City

Council for the Revised Planned Unit Development (PUD) zoning ordinance request for the property known as NorthTown Commons Planned Unit Development (PUD), 28.449 acres, more or less, of land located along Limmer Loop east of FM1660 North with the addition of 1 more monument sign, lighting limit of 25 feet and shielded, and the mural to face non residential side, seconded by Commissioner Sausanne Boyer. Motion passed 6 Ayes to 0 Nays.

- 5.4. Consideration and possible action on the proposed Thomison Subdivision Preliminary Plat, 53.14 acres, more or less, of land, 141 residential lots, located on County Road 132 and County Road 133.

A motion was made by Vice Chair Bryan Lee to approve the proposed Thomison Subdivision Preliminary Plat, 53.14 acres, more or less, of land, 141 residential lots, located on County Road 132 and County Road 133 with a stipulation that the sidewalks connect to neighboring communities and maintained by HOA, seconded by Commissioner Jerica Lawyer, Motion passed 6 Ayes to 0 Nays

6. DEVELOPMENT SERVICES DIRECTOR REPORT

Staff inquired about having a second meeting in March, so March 7th will be a regular scheduled meeting and March 21st will be the second special called meeting. need Toma training certificates.

7. ADJOURNMENT

Meeting was adjourned at 8:32 PM

8. CERTIFICATION

I certify that this notice of the Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on DATE at 5:00 P.M.

Planning and Zoning Chair

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Hutto Crossing Phase 4, Section 17 Final Plat, 0.571 acres, more or less, of land, located northwest of Carl Stern Drive and Chris Kelley Blvd.
Meeting: Tuesday, March 7, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The proposed Final Plat includes a small piece of right-of-way for a future single-family for rent development. The purpose is to allow the street to begin construction prior to the future development. The property is within the Hutto Crossing PUD, in an area that will ultimately have a single-family for rent development on the property.

SUMMARY OF REQUEST:

This property is part of the Hutto Crossing PUD, approved in 2013 with amendments approved in 2018 and 2019.

STAFF REVIEW:

Staff recommends approval of the plat as presented.

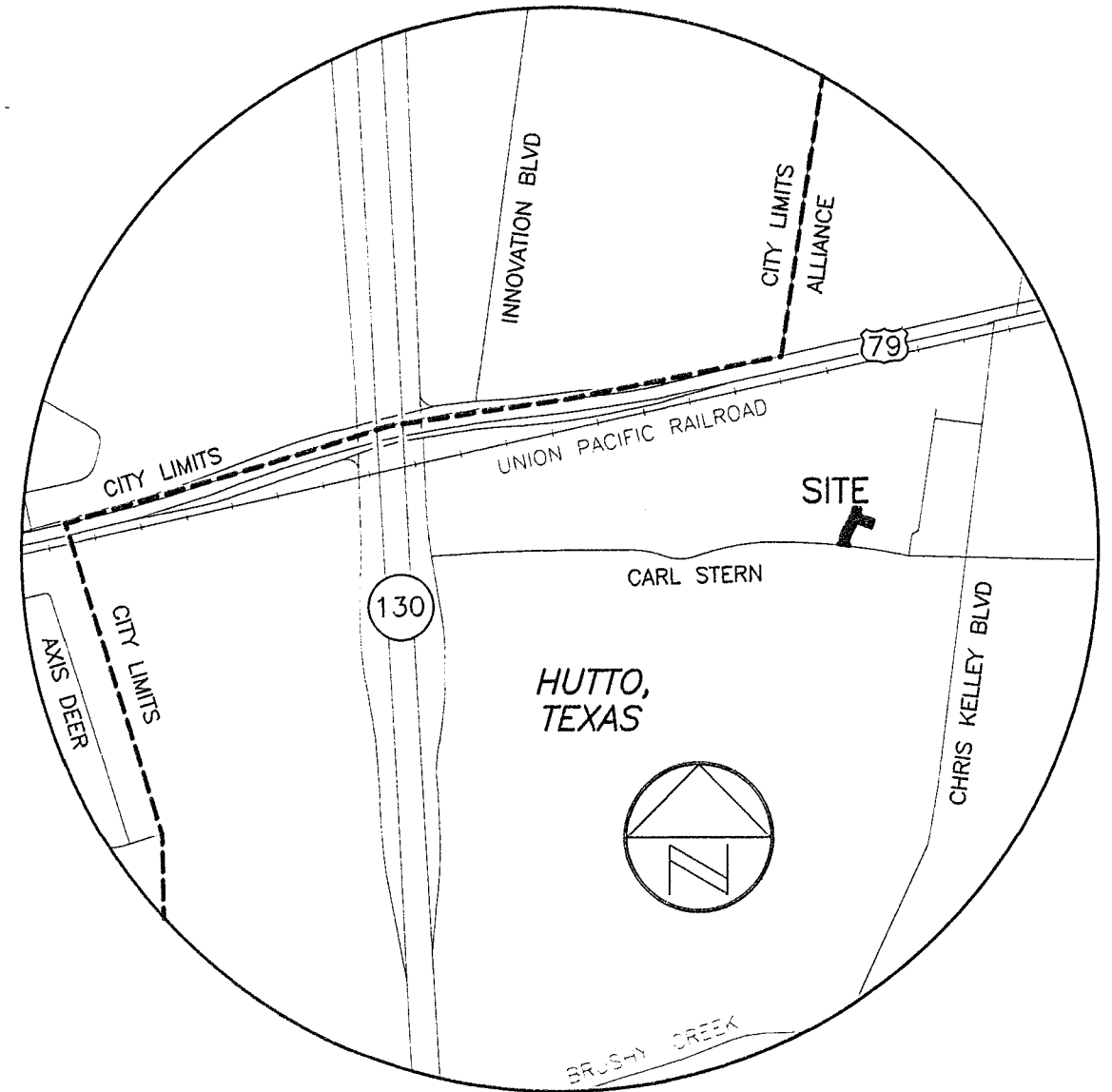
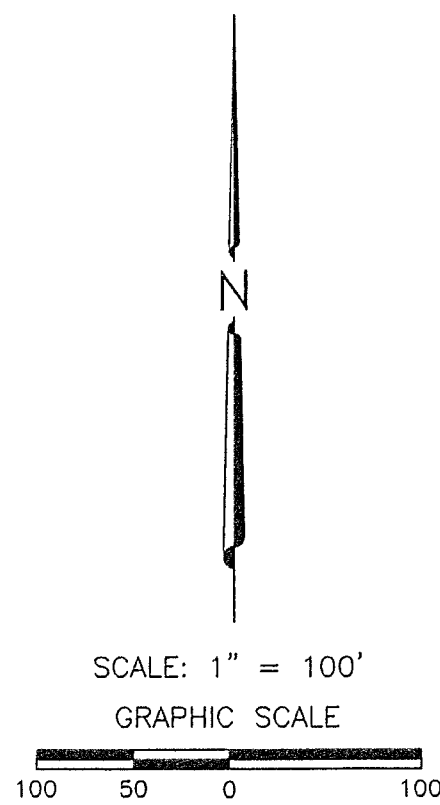
FISCAL NOTES:

POLICY IMPLICATIONS:

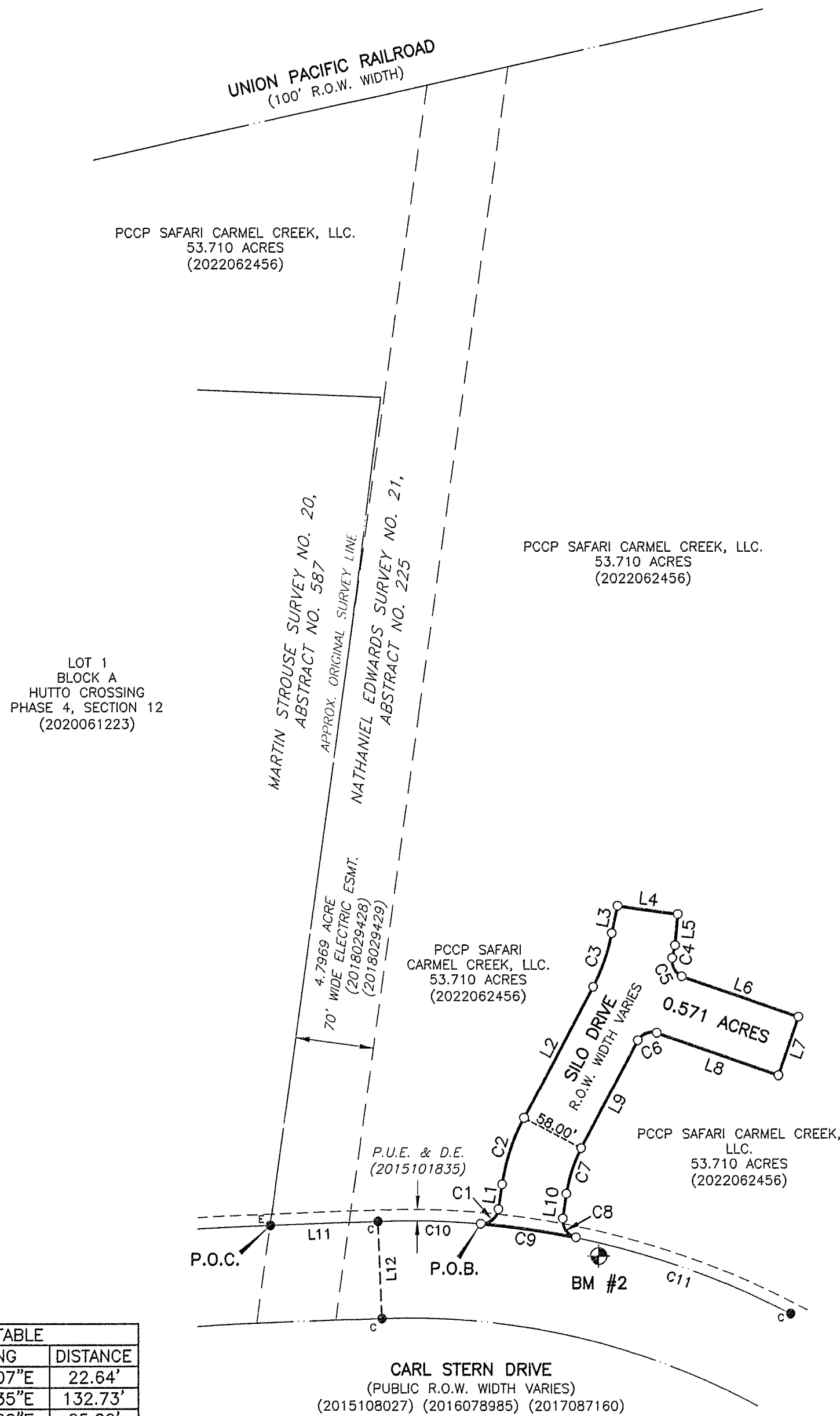
ATTACHMENTS:

1. HCrossingPh4Sec17FP-U1-Plat(2-21-23)

FINAL PLAT OF
HUTTO CROSSING
PHASE 4 SECTION 17



LOCATION MAP
SCALE 1" = 2000'



BENCHMARK INFORMATION:

BM #2: MAG NAIL WITH
WASHER SET ON A STORM
SEWER INLET ALONG THE
NORTH SIDE OF CARL STERN
DRIVE APPROX 1057' WEST OF
CHRIS KELLEY BLVD AND
APPROX. 72' NORTHEAST OF
METHODIUS DRIVE.

ELEVATION = 645.12'
VERTICAL DATUM: NAVD 88
(GEOID 12B)

OWNER:

PCCP SAFARI CARMEL CREEK, LLC.
1000 SANTA MONICA BLVD, STE 100
LOS ANGELES, CA 90067

ENGINEERING BY:

KITCHEN TABLE CIVIL SOLUTIONS
CONTACT: KENNETH W. MARTIN
6805 N CAPITAL OF TX HWY STE 315
AUSTIN, TX 78731
512-758-7474

SURVEYING BY:

EARLY LAND SURVEYING, LLC
CONTACT: JOE BEN EARLY, JR., RPLS
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631

LOT SUMMARY:

BLOCK: N/A
LOT: N/A

TOTAL LOTS: N/A
TOTAL BLOCKS: N/A

NATHANIEL EDWARDS
SURVEY NO. 21,
ABSTRACT NO. 225

LEGEND

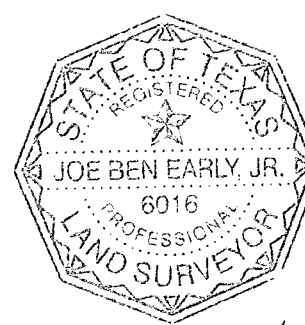
- 1/2" REBAR WITH "CAPITAL" CAP FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP FOUND
- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- CONTROL POINT/BENCHMARK LOCATION
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	15.00'	86°28'58"	22.64'	N51°35'37"E	20.55'
C2	184.00'	19°33'28"	62.81'	N18°07'51"E	62.50'
C3	171.00'	17°06'53"	51.08'	N19°21'09"E	50.89'
C4	229.00'	2°54'43"	11.64'	S12°15'04"W	11.64'
C5	15.00'	75°15'45"	19.70'	S27°04'22"E	18.32'
C6	15.00'	74°46'30"	19.58'	S68°29'41"W	18.22'
C7	126.00'	19°33'28"	43.01'	S18°07'51"W	42.80'
C8	15.00'	86°50'14"	22.73'	S35°04'00"E	20.62'
C9	741.24'	6°40'15"	86.30'	N81°49'47"W	86.25'
C10	741.24'	7°10'21"	92.79'	S88°45'05"E	92.73'
C11	741.24'	15°53'06"	205.50'	S70°33'06"E	204.85'

LINE	BEARING	DISTANCE
L1	N08°21'07"E	22.64'
L2	N27°54'35"E	132.73'
L3	N11°49'20"E	25.00'
L4	S82°07'45"E	55.00'
L5	S05°24'16"W	27.93'
L6	S70°55'13"E	111.15'
L7	S19°04'47"W	55.00'
L8	N70°55'13"W	115.80'
L9	S27°54'35"W	109.51'
L10	S08°21'07"W	22.36'
L11	N87°40'36"E	96.43'
L12	S02°22'25"E	86.99'

Received 2/21/2023



2/20/23

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPES FIRM NO. 10194487

PROJECT NO.:
1063-001

DRAWING NO.:
1063-001-PL-P4-S17

PLOT DATE:
2/20/23

PLOT SCALE:
1" = 100'

DRAWN BY:
MAW & JBE

SHEET
01 OF 02

FINAL PLAT OF HUTTO CROSSING PHASE 4 SECTION 17

STATE OF _____ {
COUNTY OF _____ { KNOW ALL MEN BY THESE PRESENTS

PCCP SAFARI CARMEL CREEK, LLC, SOLE OWNER OF 53.710 ACRES DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022062456 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE SAID TRACTS AND DO HEREBY SUBDIVIDE 0.571 ACRES OUT OF SAID TRACTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS "HUTTO CROSSING PHASE 4 SECTION 17"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____ 20____.

PCCP SAFARI CARMEL CREEK, LLC.

BY: _____

IT'S: _____

PCCP SAFARI CARMEL CREEK, LLC.
1000 SANTA MONICA BLVD, STE 100
LOS ANGELES, CA 90067

STATE OF _____ {
COUNTY OF _____ { KNOW ALL MEN BY THESE PRESENTS

ON _____ BEFORE ME _____, PERSONALLY APPEARED

_____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND THIS THE ____ DAY OF _____ 20____ A.D.

SIGNATURE _____
SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES ON _____

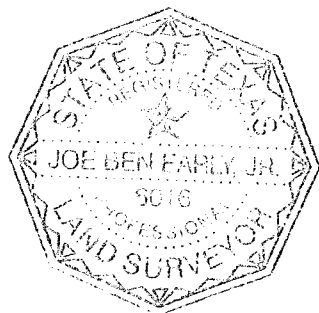
STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

I, JOE BEN EARLY, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 20TH DAY OF FEBRUARY, 2023.

JOE BEN EARLY, JR., RPLS #6016
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
FIRM NO. 10194487



STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0515F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

I, KENNETH W. MARTIN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS

21st DAY OF February 2023

Kenneth W. Martin, PE
REGISTERED PROFESSIONAL ENGINEER NO. 65971
STATE OF TEXAS

KITCHEN TABLE CIVIL SOLUTIONS
6805 N CAPITAL OF TX HWY STE 315
AUSTIN, TX 78731
512-758-7474



CITY DEVELOPMENT SERVICES

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO ON THIS THE ____ DAY OF

_____, 20____.

ASHLEY BAILEY
AICP, EXECUTIVE DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT

DATE

PLANNING AND ZONING COMMISSION CHAIR SIGNATURE:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE ____ DAY OF

_____, 20____.

RICHARD HUDSON, CHAIR

METES AND BOUNDS DESCRIPTION:

COMMENCING at a 1/2" rebar with "Early Boundary" cap found in the north right-of-way line of Carl Stern Drive (public right-of-way width varies) as shown on the plats recorded in Document Nos. 2015108027, 2016078985 and 2017087160 of the Official Public Records of Williamson County, Texas, for a corner of the said 53.710 acre tract, being the southeast corner of Lot 1, Block A, Hutto Crossing, Phase 4, Section 12, a subdivision of record in Document No. 2020061223 of the Official Public Records of Williamson County, Texas;

THENCE with the north right-of-way line of Carl Stern Drive and the south line of the said 53.710 acre tract, the following two (2) courses and distances:

1. North 87°40'36" East, a distance of 96.43 feet to a 1/2" rebar with "Capital" cap found;
2. With a curve to the right, having a radius of 741.24 feet, a delta angle of 7°10'21", an arc length of 92.79 feet, and a chord which bears South 88°45'05" East, a distance of 92.73 feet to a 1/2" rebar with "Early Boundary" cap set for the POINT OF BEGINNING;

THENCE crossing the said 53.710 acre tract the following eighteen (18) courses and distances:

1. With a curve to the left, having a radius of 15.00 feet, a delta angle of 86°28'58", an arc length of 22.64 feet, and a chord which bears North 51°35'37" East, a distance of 20.55 feet to a 1/2" rebar with "Early Boundary" cap set;
2. North 08°21'07" East, a distance of 22.64 feet to a 1/2" rebar with "Early Boundary" cap set;
3. With a curve to the right, having a radius of 184.00 feet, a delta angle of 19°33'28", an arc length of 62.81 feet, and a chord which bears North 18°07'51" East, a distance of 62.50 feet to a 1/2" rebar with "Early Boundary" cap set;
4. North 27°54'35" East, a distance of 132.73 feet to a 1/2" rebar with "Early Boundary" cap set;
5. With a curve to the left, having a radius of 171.00 feet, a delta angle of 17°06'53", an arc length of 51.08 feet, and a chord which bears North 19°21'09" East, a distance of 50.89 feet to a 1/2" rebar with "Early Boundary" cap set;
6. North 11°49'20" East, a distance of 25.00 feet to a 1/2" rebar with "Early Boundary" cap set;
7. South 82°07'45" East, a distance of 55.00 feet to a 1/2" rebar with "Early Boundary" cap set;
8. South 05°24'16" West, a distance of 27.93 feet to a 1/2" rebar with "Early Boundary" cap set;
9. With a curve to the right, having a radius of 229.00 feet, a delta angle of 02°54'43", an arc length of 11.64 feet, and a chord which bears South 12°15'04" West, a distance of 11.64 feet to a 1/2" rebar with "Early Boundary" cap set;
10. With a curve to the left, having a radius of 15.00 feet, a delta angle of 75°15'45", an arc length of 19.70 feet, and a chord which bears South 27°04'22" East, a distance of 18.32 feet to a 1/2" rebar with "Early Boundary" cap set;
11. South 70°55'13" East, a distance of 111.15 feet to a 1/2" rebar with "Early Boundary" cap set;
12. South 19°04'47" West, a distance of 55.00 feet to a 1/2" rebar with "Early Boundary" cap set;
13. North 70°55'13" West, a distance of 115.80 feet to a 1/2" rebar with "Early Boundary" cap set;
14. With a curve to the left, having a radius of 15.00 feet, a delta angle of 74°46'30", an arc length of 19.58 feet, and a chord which bears South 68°29'41" West, a distance of 18.22 feet to a 1/2" rebar with "Early Boundary" cap set;
15. South 27°54'35" West, a distance of 109.51 feet to a 1/2" rebar with "Early Boundary" cap set;
16. With a curve to the left, having a radius of 126.00 feet, a delta angle of 19°33'28", an arc length of 43.01 feet, and a chord which bears South 18°07'51" West, a distance of 42.80 feet to a 1/2" rebar with "Early Boundary" cap set;
17. South 08°21'07" West, a distance of 22.36 feet to a 1/2" rebar with "Early Boundary" cap set;
18. With a curve to the left, having a radius of 15.00 feet, a delta angle of 86°50'14", an arc length of 22.73 feet, and a chord which bears South 35°04'00" East, a distance of 20.62 feet to a 1/2" rebar with "Early Boundary" cap set in the north right-of-way line of Carl Stern Drive, being the south line of the said 53.710 acres, from which a 1/2" rebar with "Capital" cap found in the north right-of-way line of Carl Stern Drive, being the south line of the said 53.710 acre tract, bears with a curve to the right, having a radius of 741.24 feet, a delta angle of 15°53'06", an arc length of 205.50 feet, and a chord which bears South 70°33'06" East, a distance of 204.85 feet;

THENCE with the north right-of-way line of Carl Stern Drive and the south line of the said 53.710 acres, with a curve to the left, having a radius of 741.24 feet, a delta angle of 06°40'15", an arc length of 86.30 feet, and a chord which bears North 81°49'47" West, a distance of 86.25 feet to the POINT OF BEGINNING, containing an area of 0.571 acres, more or less.

GENERAL NOTES:

1. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE PUD REQUIREMENTS.
2. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
3. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CITY OF HUTTO; WASTEWATER: CITY OF HUTTO; ELECTRIC: ONCOR
4. CITY OF HUTTO ASSUMES NO RESPONSIBILITY FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS TO SERVE THIS SITE.
5. DEVELOPMENT OF THIS SUBDIVISION CONFORMS WITH THE CONCLUSIONS OF "DETERMINATION OF THE HYDROLOGIC IMPACT OF PROPOSED HUTTO CROSSING DEVELOPMENT USING UPPER BRUSHY CREEK WCD WATERSHED MODEL", DATED NOVEMBER 10, 2013 AND ADDENDUM DATED JANUARY 16, 2014.
6. NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
7. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND ABOUNDING THE SUBDIVISION.
8. STREET TREES ARE REQUIRED IN ACCORDANCE WITH SECTION 4.9.5 OF THE PUD AGREEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
9. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE HUTTO CROSSING PLANNED UNIT DEVELOPMENT (PUD) PLAN, CITY OF HUTTO CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
10. THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE HUTTO CROSSINGS PUD AND THE CITY OF HUTTO UDC.
11. THE MAXIMUM IMPERVIOUS COVERAGE IS DEFINED BY THE UDC 2018, AS AMENDED AND PUD AGREEMENT AS AMENDED JULY 19, 2018.

STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF

_____, 20____, A.D., AT ____ O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY OF _____,

20____, A.D., AT ____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Received 2/21/2023



EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1063-001
DRAWING NO.:
1063-001-PL-P4-S17
PLOT DATE:
2/20/23
PLOT SCALE:
1" = 100'
DRAWN BY:
MAW & JBE
SHEET
02 OF 02

AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Consideration and possible action on Bell Yard Schmidt's Creek Final Plat, 22.736 acres, more or less, of land, one single-family, for-rent residential lot, located off of Ed Schmidt Blvd. and future Live Oak extension.
Meeting: Tuesday, March 7, 2023
Department: Development Services
Staff Contact: Ashley Bailey

BACKGROUND INFORMATION:

The proposal consists of a single lot final plat for an approximate 22.736 acres for a single-family for rent development. The property is zoned PUD for a mixture of residential lots and commercial (Ordinance O-2021-071).

NORTH: ETJ, Vacant

SOUTH: Future Live Oak Blvd. extension

EAST: Multi-Family (MF-1), Vacant and Proposed Multi-Family

WEST: Local Business (B-1) Retail, Restaurant, and Daycare Uses

SUMMARY OF REQUEST:

The proposed Final Plat is in conformance with the Planned Unit Development approved at the end of 2021. Parkland in lieu will be determined at site plan as stated within the approved PUD.

STAFF REVIEW:

The proposed Final Plat is recommended for approval with the following condition:

The Traffic Impact Analysis will be finalized and approved prior to Final Plat recordation.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. BYSchmidtsCreekFP-U1-Plat(2-6-23)

SURVEYOR'S NOTES

- ALL PROPERTY CORNERS ARE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

STREET NAME	CLASSIFICATION	ROW WIDTH	TREE YARD	SIDEWALK WIDTH
LIVE OAK BLVD.	MAJOR COLLECTOR	83'	5'	6'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N06°23'31"E	83.00'
L2	N11°46'28"E	60.40'
L3	N52°46'48"W	63.68'
L4	N43°59'54"W	32.30'
L5	N38°57'59"W	56.64'
L6	N07°42'54"W	140.38'
L7	N00°34'56"W	39.06'
L8	N81°18'07"W	62.42'
L9	N76°11'21"W	47.19'
L10	N82°58'26"E	84.48'
L11	N07°36'50"E	105.30'
L12	N44°24'09"W	249.67'
L13	S44°24'09"E	184.86'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°24'17"	641.50'	60.51'	S80°54'20"E	60.49'
C2	25°42'38"	185.00'	83.02'	N24°37'47"E	82.32'
C3	9°18'01"	150.00'	24.35'	N85°57'08"W	24.32'
C4	5°06'46"	500.00'	44.62'	N78°44'44"W	44.60'
C5	5°50'09"	3205.00'	326.45'	N10°52'09"E	326.31'
C6	39°12'20"	558.50'	382.16'	N64°00'19"W	374.75'
C7	33°48'03"	641.50'	378.44'	S61°18'10"E	372.98'

BENCH MARK LIST

DATUM IS NAVD '88, USING GEOID 18 BASED ON GPS OBSERVATIONS.

BM #101156 MAG NAIL WITH WASHER STAMPED "JPH" SET IN CONC. DRAINAGE APRON ON WEST SIDE OF CR 119

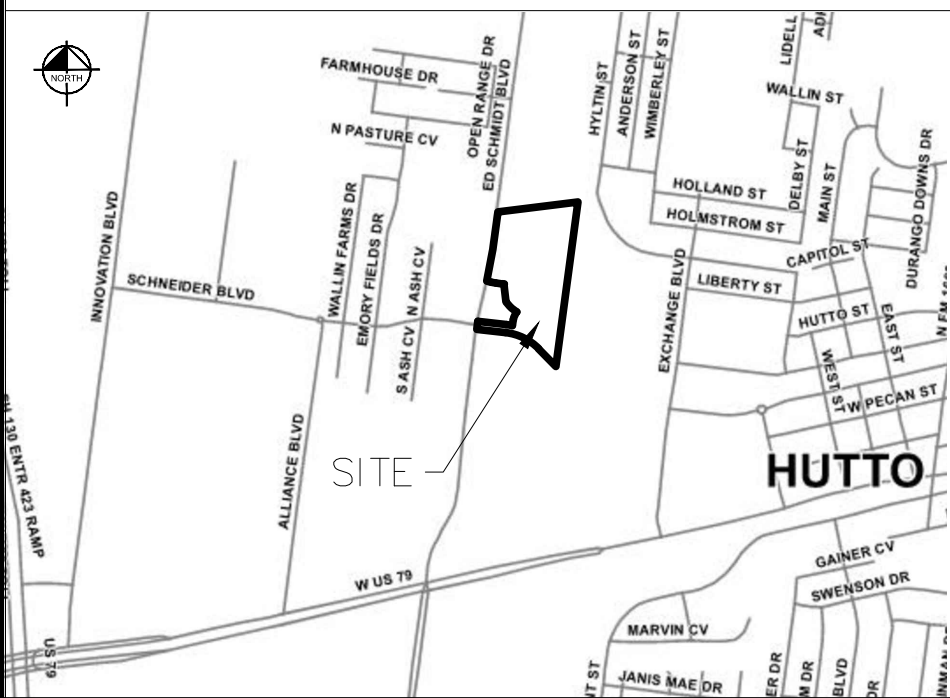
- ELEV.=675.579'

BM #101157 MAG NAIL WITH WASHER STAMPED "JPH" SET IN CONC. DRAINAGE APRON ON WEST SIDE OF CR 119

- ELEV.=672.213'

VICINITY MAP

NOT TO SCALE



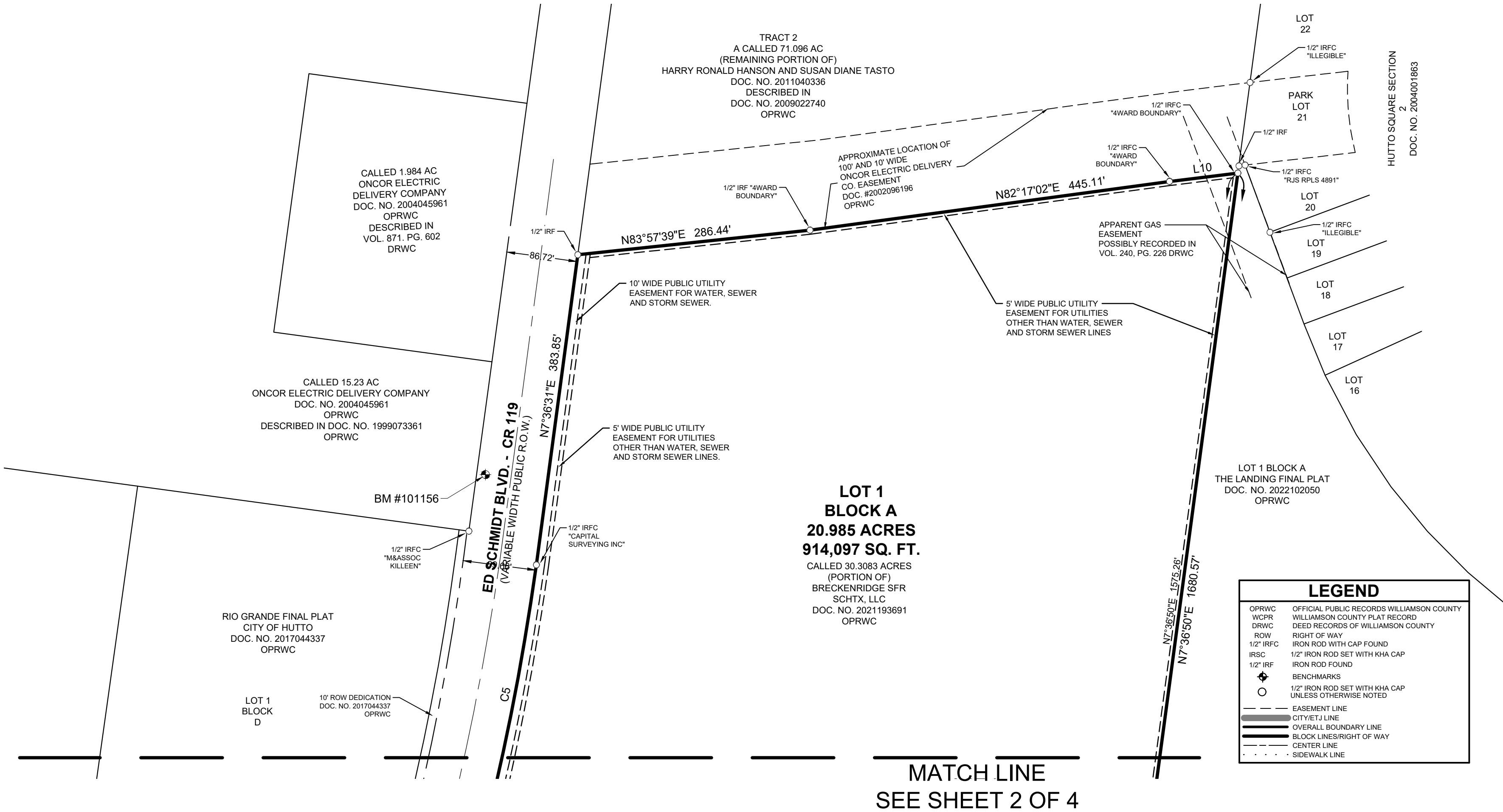
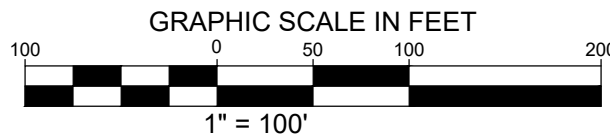
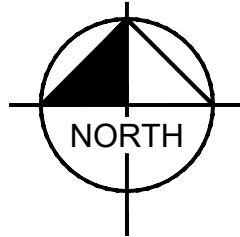
PLAT INFORMATION:
TOTAL ACRES: 22.736
TOTAL NUMBER OF LOTS: 1
NUMBER OF BLOCKS: -
NUMBER OF OPEN SPACE & DRAINAGE EASEMENT: -

BELL YARD SCHMIDT'S CREEK

FINAL PLAT

22.736 ACRES NATHANIEL EDWARDS SURVEY

ABSTRACT NO. 225, CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.



LEGEND	
OPRWC	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
WCPR	WILLIAMSON COUNTY PLAT RECORD
DRWC	DEED RECORDS OF WILLIAMSON COUNTY
ROW	RIGHT OF WAY
1/2" IRFC	IRON ROD WITH CAP FOUND
IRSC	1/2" IRON ROD SET WITH KHA CAP
1/2" IRF	IRON ROD FOUND
+	BENCHMARKS
○	1/2" IRON ROD SET WITH KHA CAP UNLESS OTHERWISE NOTED
- - -	EASEMENT LINE
—	CITY/ETJ LINE
—	OVERALL BOUNDARY LINE
—	BLOCK LINES/RIGHT OF WAY
—	CENTER LINE
· · · · ·	SIDEWALK LINE

OWNER:
BRECKENRIDGE SFR SCHTX, LLC
1301 S. CAPITAL OF TEXAS HWY, SUITE B201
AUSTIN, TEXAS 78746
PH: (512) 670-6577
CONTACT: MICHAEL BATES
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, BUILDING 4, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JASON REECE, P.E.
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPLS FIRM REGISTRATION NO. 10193973
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.

Received 2/6/2023



Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	TIA	JGM	02/03/2023	069241812	1 OF 4

SURVEYOR'S NOTES

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C7	33°48'03"	641.50'	378.44'	S61°18'10"E	372.98'

BENCH MARK LIST

DATUM IS NAVD '88, USING GEOID 18 BASED ON GPS OBSERVATIONS.

BM #101156 MAG NAIL WITH WASHER STAMPED "JPH" SET IN CONC. DRAINAGE APRON ON WEST SIDE OF CR 119

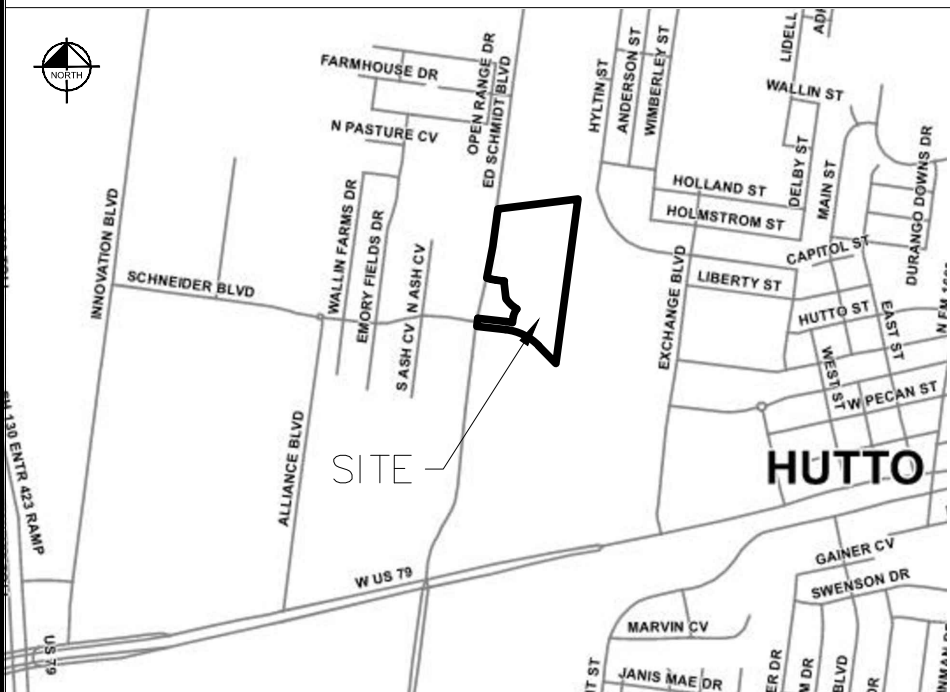
- ELEV.=675.579'

BM #101157 MAG NAIL WITH WASHER STAMPED "JPH" SET IN CONC. DRAINAGE APRON ON WEST SIDE OF CR 119

- ELEV.=672.213'

VICINITY MAP

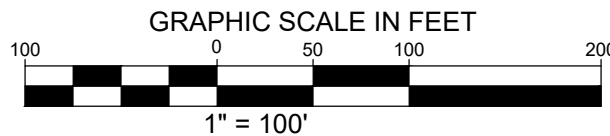
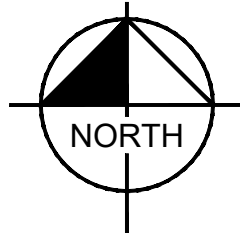
NOT TO SCALE



PLAT INFORMATION:
TOTAL ACRES: 22.736
TOTAL NUMBER OF LOTS: 1
NUMBER OF BLOCKS: -
NUMBER OF OPEN SPACE & DRAINAGE EASEMENT: -

PLAT PREPARATION DATE: DECEMBER 14, 2022
SUBMITTAL DATE: DECEMBER 14, 2022

BELL YARD SCHMIDT'S CREEK
FINAL PLAT
22.736 ACRES NATHANIEL EDWARDS SURVEY
ABSTRACT NO. 225, CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.



MATCH LINE
SEE SHEET 1 OF 4

LOT 1
BLOCK A
20.985 ACRES
914,097 SQ. FT.

CALLED 30.3083 ACRES
(PORTION OF)
BRECKENRIDGE SFR
SCHTX, LLC
DOC. NO. 2021193691
OPRWC

LOT 1 BLOCK A
THE LANDING FINAL PLAT
DOC. NO. 2022102050
OPRWC

LOT 2 BLOCK A
THE LANDING FINAL PLAT
DOC. NO. 2022102050
OPRWC

LIVE OAK
BOULEVARD
(83 FOOT WIDE
PUBLIC ROW)
1.751 ACRES
76,270 SQ. FT.

LEGEND

OPRWC	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
WCPR	WILLIAMSON COUNTY PLAT RECORD
DRWC	DEED RECORDS OF WILLIAMSON COUNTY
ROW	RIGHT OF WAY
1/2" IRFC	IRON ROD WITH CAP FOUND
IRSC	1/2" IRON ROD SET WITH KHA CAP
1/2" IRF	IRON ROD FOUND
+	BENCHMARKS
○	1/2" IRON ROD SET WITH KHA CAP UNLESS OTHERWISE NOTED
- - -	EASEMENT LINE
—	CITY/ETJ LINE
—	OVERALL BOUNDARY LINE
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CONTACT: JOHN G. MOSIER, R.P.L.S.

Received 2/6/2023



Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

<u>Scale</u> = 100'	<u>Drawn by</u> TIA	<u>Checked by</u> JGM	<u>Date</u> 02/03/2023	<u>Project No.</u> 069241812	<u>Sheet</u> 2 OF 4
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BELL YARD SCHMIDT'S CREEK
FINAL PLAT
22.736 ACRES NATHANIEL EDWARDS SURVEY
ABSTRACT NO. 225, CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

A METES AND BOUNDS
DESCRIPTION OF A
22.736 ACRE TRACT

BEING a 22.736 acre (990,367 square feet) tract of land situated in the Nathaniel Edwards Survey, Abstract No. 225, City of Hutto, Williamson County, Texas; and being a portion of that certain 30.3083 acre tract described in instrument to Breckenridge SFR SCTX, LLC in Document No. 2021193691 of the Official Public Records of Williamson County; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found on the easterly boundary line of Ed Schmidt Blvd.-C.R. 119 (variable width public right-of-way) marking the southwest corner of said 30.3083 acre tract, and the northwest corner of that certain 10.000 acre tract described in instrument to Hutto United Methodist Church in Document No. 2004071799 of the Official Public Records of Williamson County for the southwesterly corner of the herein described tract;

THENCE, North 6°23'31" East, 314.15 feet to a point for corner on said easterly right-of-way line for the POINT OF BEGINNING of the herein described tract;

THENCE, North 6°23'31" East, 83.00 feet continuing along said easterly right-of-way line to a point for corner of the herein described tract;

THENCE, crossing said 30.3083 acre tract the following thirteen (13) courses and distances:

1. South 83°36'29" East, 291.09 feet to a point of curvature;
2. in an easterly direction along a tangent curve to the right, having a radius of 641.5 feet, a chord of South 80°54'20" East, 60.49 feet, a central angle of 05°24'17", and an arc length of 60.51 feet to a point for corner;
3. North 11°46'28" East, 60.40 feet to a point of curvature;
4. in a northeasterly direction along a tangent curve to the right, having a radius of 185.00 feet, a chord of North 24°37'47" East, 82.32 feet, a central angle of 25°42'38", and an arc length of 83.02 feet to a point for corner;
5. North 52°46'48" West, 63.68 feet to a point for corner;
6. North 43°59'54" West, 32.30 feet to a point for corner;
7. North 38°57'59" West, 56.64 feet to a point for corner;
8. North 07°42'54" West, 140.38 feet to a point for corner;
9. North 00°34'56" West, 39.06 feet to a point for corner;
10. in a westerly direction along a non-tangent curve to the right, having a radius of 150.00 feet, a chord North 85°57'08" West, 24.32 feet, a central angle of 09°18'01", and an arc length of 24.35 feet to a point of tangency;
11. North 81°18'07" West, 62.42 feet to a point of curvature;
12. in a westerly direction along a tangent curve to the right, having a radius of 500.00 feet, a chord of North 78°44'44" West, 44.60 feet, a central angle of 05°06'46", and an arc length of 44.62 feet to a point of tangency;
13. North 76°11'21" West, 47.19 feet to a point for corner on said easterly right-of-way line;

THENCE, in a northerly direction along said easterly right-of-way line the following two (2) courses and distances:

1. along a non-tangent curve to the left, having a radius of 3205.00 feet, a chord North 10°52'09" East, 326.31 feet, a central angle of 05°50'09", and an arc length of 326.45 feet to a 1/2-inch iron rod found with cap stamped "CAPITOL SURVEYING INC" for a point of tangency;
2. North 07°36'31" East, 383.85 feet to a 1/2-inch iron rod found for the most northwesterly corner of the herein described tract;

THENCE, along said 30.3083 acre tract boundary the following four (4) courses and distances:

1. North 83°57'39" East, 286.44 feet to a 1/2-inch iron rod found with cap stamped "4WARD BOUNDARY" for corner;
2. North 82°17'02" East, 445.11 feet to a 1/2-inch iron rod found with cap stamped "4WARD BOUNDARY" for corner;
3. North 82°58'26" East, 84.48 feet to a 1/2-inch iron rod found with cap stamped "4WARD BOUNDARY" for the most northeasterly corner of the herein described tract;
4. South 07°36'50" West, 1680.57 feet to a 1/2-inch iron rod found with cap stamped "CUNNINGHAM ALLEN INC" for the most southeasterly corner of the herein described tract;

THENCE, crossing said 30.3083 acre tract the following three (3) courses and distances:

1. North 44°24'09" West, 249.67 feet to a point of curvature;
2. in a northwesterly direction along a tangent curve to the left, having a radius of 558.50 feet, a chord of North 64°00'19" West, 374.75 feet, a central angle of 39°12'20", and an arc length of 382.16 feet to a point of tangency;
3. North 83°36'29" West, 291.09 feet to the POINT OF BEGINNING, and containing 22.736 acres of land in Williamson County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. To convert Surface distances to Grid, apply the combined scale factor of 0.9998846934. This description was generated on 1/30/2023 at 10:57 AM, based on geometry in the drawing file K:\SNA_Survey\069241812-SCHMIDTS CK - Bell Yard\Dwg\Plats\SCHMIDTS CREEK PLAT.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

PLAT NOTES

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
3. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER AS SHOWN.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES AS SHOWN.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITUES OTHER THAN WATER, SEWER, AND STORM SEWER LINES AS SHOWN.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
7. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS AS AMENDED.
8. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISON, IN CONFORMANCE WITH THE UDC, AS AMENDED.
9. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
10. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
11. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
12. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE): ATMOS
13. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER, FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
14. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
15. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAKS RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
16. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
17. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
18. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
19. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. THIS SUBDIVISION IS ZONED PUD (ORDINANCE NO. O-2021-071) AS AMENDED.
21. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 65 %.
22. IF PARKING IS DESIRED ON BOTH SIDES OF STREETS IN SUBIVISIONS, THEN THE STREET WIDTH MUST BE A MINIMUM OF 32 FEET WIDE, STREETS LESS THATN 32 FEET WIDE WILL REQUIRE FIRE LANE SIGNAGE TO BE POSTED.

Received 2/6/2023



Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216

Tel. No. (210) 541-9166
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BELL YARD SCHMIDT'S CREEK
FINAL PLAT
22.736 ACRES NATHANIEL EDWARDS SURVEY
ABSTRACT NO. 225, CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

OWNER CERTIFICATION

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

THAT BRECKENRIDGE SFR SCHTX, LLC, OWNER OF THAT CERTAIN 22.736 ACRE TRACT OF LAND SHOWN HEREON, AND DESCRIBED AS A PORTION OF A CALLED 30.3083 ACRE TRACT IN INSTRUMENT TO BRECKENRIDGE SFR SCHTX, LLC, RECORDED IN DOCUMENT NO. 2021193691 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 22.736 ACRE TRACT AS SHOWN HEREON, I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE, UNLESS OTHERWISE INDICATED, FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS BELL YARD SCHMIDT'S CREEK, FINAL PLAT. SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE _____ DAY OF _____, 20_____, A. D.

DAN FUCHS
VICE PRESIDENT

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAN FUCHS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20_____, A. D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

SURVEYOR CERTIFICATION

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I JOHN G. MOSIER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND THIS THE ____ DAY OF _____, ____.

PRELIMINARY

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166

ENGINEER CERTIFICATION:

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48491C0520 F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

I, JASON REECE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS THE ____ DAY OF _____, 20__ A. D.

PRELIMINARY

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

JASON REECE, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 127126
10814 JOLLYVILLE ROAD, BUILDING 4, SUITE 200
AUSTIN, TEXAS 78759

LEIN HOLDER CERTIFICATION

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

THAT STERLING EQUITIES, INC., THE LEINHOLDER OF THAT CERTAIN 22.736 ACRE TRACT OF LAND SHOWN HEREON, AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2021193691 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTES REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS BELL YARD SCHMIDT'S CREEK.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE _____ DAY OF _____, 20_____, A. D.

STERLING EQUITIES, INC
JIMMY NASSOUR

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMY NASSOUR KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20_____, A. D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

CITY DEVELOPMENT SERVICES SIGNATURE

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO, THIS THE _____ DAY OF _____, 20__.

ASHLEY BAILEY, DIRECTOR OF DEVELOPMENT SERVICES DATE

PLANNING AND ZONING COMMISSION CHAIR

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE _____ DAY OF _____, 20__.

RICHARD HUDSON, PLANNING AND ZONING COMMISSION CHAIR DATE

COUNTY CLERK'S APPROVAL:

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20__, A.D. AT ____ O'CLOCK, __ M, AND WAS DULY RECORDED ON THIS THE ____ DAY OF _____, 20__, A.D. AT ____ O'CLOCK ____ M. PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____. WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE DATE LAST SHOWN ABOVE WRITTEN.

BY: _____
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

Received 2/6/2023



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